

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Denver

State: CO

PJ's Total HOME Allocation Received: \$65,865,781

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 11			
% of Funds Committed	88.93 %	91.49 %	9	90.66 %	27	37	
% of Funds Disbursed	86.15 %	85.94 %	6	81.06 %	73	68	
Leveraging Ratio for Rental Activities	8.02	7.79	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.55 %	90.51 %	4	81.27 %	62	42	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.15 %	73.00 %	10	68.23 %	40	38	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.30 %	82.82 %	4	79.86 %	69	59	
% of 0-30% AMI Renters to All Renters***	59.15 %	46.83 %	2	44.82 %	85	76	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.41 %	97.15 %	9	94.65 %	40	31	
Overall Ranking:			In State:	6 / 11	Nationally:	82 76	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,463	\$17,052		\$25,419	1,197 Units	47.90 %	
Homebuyer Unit	\$20,502	\$6,931		\$14,530	215 Units	8.60 %	
Homeowner-Rehab Unit	\$20,100	\$19,344		\$20,251	288 Units	11.50 %	
TBRA Unit	\$5,747	\$2,725		\$3,156	800 Units	32.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Denver CO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$83,537	\$98,976	\$25,252
State:*	\$77,423	\$85,273	\$19,949
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	3.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.94

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	45.2	51.4	21.2	38.0
Black/African American:	30.0	13.7	18.4	26.1
Asian:	0.4	2.8	0.3	0.4
American Indian/Alaska Native:	2.3	0.5	1.0	3.4
Native Hawaiian/Pacific Islander:	0.1	0.0	0.0	0.1
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.5
Asian and White:	0.0	0.9	0.0	0.1
Black/African American and White:	0.1	0.5	0.0	1.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.3
Other Multi Racial:	0.4	1.4	0.0	0.8
Asian/Pacific Islander:	0.5	0.0	0.0	0.1

ETHNICITY:

Hispanic	21.0	28.8	59.0	29.3
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HOUSEHOLD SIZE:

1 Person:	66.6	42.5	32.3	41.5
2 Persons:	13.5	14.2	28.5	18.5
3 Persons:	11.0	20.8	12.2	18.6
4 Persons:	6.2	10.4	13.5	12.5
5 Persons:	1.8	6.6	7.6	4.8
6 Persons:	0.7	3.8	3.1	3.0
7 Persons:	0.2	0.5	1.7	0.8
8 or more Persons:	0.1	1.4	1.0	0.4

HOUSEHOLD TYPE:

Single/Non-Elderly:	58.0	43.4	21.5	69.5
Elderly:	12.3	2.4	29.5	3.5
Related/Single Parent:	19.2	21.7	24.0	21.6
Related/Two Parent:	7.4	20.8	17.4	4.6
Other:	3.2	11.8	7.6	0.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	30.9	0.0 [#]
HOME TBRA:	3.1	
Other:	11.9	
No Assistance:	54.1	

of Section 504 Compliant Units / Completed Units Since 2001 321

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Denver State: CO Group Rank: 82
(Percentile)
State Rank: 6 / 11 PJs Overall Rank: 76
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	92.55	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	67.15	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.3	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	95.41	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.17	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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